



City Manager's Office
City of Frisco, Texas

Memorandum

To: Honorable Mayor Maso and Members of the Frisco City Council

Cc: George A. Purefoy, City Manager
Nell Lange, Assistant City Manager

From: Stacy Brown

Date: 02/08/2010

Agenda Caption: Consider and Act upon requests from VDC Frisco Reserves I, L.P. and Stewart Creek Villas, L.P. for letters of support for their 2010 9% Housing Tax Credit Applications to be submitted to the Texas Department of housing and Community Affairs.

Action Requested: Consider and Act upon requests from VDC Frisco Reserves I, LP and Stewart Creek Villas for letters of support for their 2010 9% Housing Tax Credit Applications to be submitted to the Texas Department of Housing and Community Affairs by March 1, 2010.

Background Information: On October 8, 2008, the City Council approved a Local Political Subdivision Grant Agreement between the City of Frisco and Inclusive Communities Project. This Agreement obligated the City of Frisco to be a conduit for a \$2 million low interest loan for developers who are willing to develop affordable rental housing using the Texas Department of Housing and Community Affairs (TDHCA) 9% Housing Tax Credit Program. As a requirement of this Agreement, developer applications meeting the criteria set forth in the Agreement and Term Sheet are to be given a letter of support for their 9% Housing Tax Credit Application to be submitted to the Texas Department of Housing and Community Affairs.

Two developer applications have met the criteria outlined in the Agreement and Term Sheet and are eligible to receive a letter of support from the City of Frisco for their 9% Housing Tax Credit Application to the Texas Department of Housing and Community Affairs:

VDC Frisco Reserve I, LP**Residences at Frisco**

- 7.84 acres near the intersection of Sunset Drive and McKinney Road.
- 200-unit development, garden style buildings
- VDC Frisco Reserve I, LP, 4733 College Park, Ste. 200, San Antonio, TX 78249

Stewart Creek Villas, LP**North Court Villas**

- 10 acres south side of Stonebrook Pkwy between Woodstream Dr. & Preston Rd.
- 150-unit development, garden style buildings
- Stewart Creek Villas - 1006 Clayton Lane, Suite 524W, Austin, Texas 78723

The Texas Department of Housing and Community Affairs will award the 9% Housing Tax Credits in July 2010.

Board Review/Citizen Input: The Housing Trust Fund Board voted to recommend to the City Council that letters of support be provided to Residences at Frisco and North Court Villas for their 9% Housing Tax Credit Applications to the Texas Department of Housing and Community Affairs.

Alternatives: Council may approve or deny this request or request more information.

Financial Considerations: None

Legal Review: The applications have been reviewed by the attorneys.

Supporting Documents: Resolution of Local Political Agreement, Exhibit A – Term Sheet, Resolutions, letters of support.

Staff Recommendation: Staff recommends granting letters of support to the two applicants.